

PLANNING BOARD
148 Peck Street
Rehoboth, MA 02769
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Christopher Cooper, Chairman
Robert Moitozo, Vice Chair
Edward Bertozzi
Tomas Ennis
William Costa Sr.
Jake Kramer
Tish Vadnais
Lynne Ferreira, Assoc. Mbr.
Daniel Roach, Town Planner

**Meeting Minutes
November 6, 2019
Town Offices
148 Peck Street
Rehoboth, MA 02769
7:00 PM**

Present: Robert Moitozo, Edward Bertozzi, Tomas Ennis, William Costa Sr, Jake Kramer, Lynne Ferreira, Associate Member, and Daniel Roach Town Planner.

Absent: Christopher Cooper, Tish Vadnais.

Mr. Moitozo began the meeting with the Pledge of allegiance at 7:02p.m.

Form A

1. Linden Lane – Ferreira – 19-12A

Mr. Rob Davis of InSite Engineering was present.
Mr. Davis presented plans.
Mr. Moitozo asked if there were any questions.
Mr. Bertozzi asked if there were any wetlands on the property?
Mr. Davis replied there are none.
Mr. Ennis made a motion to endorse the plan.
Mr. Costa seconded the motion. Motion passes.

2. Layla's Way – Starr Real Estate – 19-13A

Mr. Rob Davis of InSite Engineering was present.
Mr. Davis presented plans.
Mr. Davis explained that there will be no new building lots just a non-buildable lot.
Mr. Moitozo asked if there were any questions. There were none.
Mr. Costa made a motion to endorse the plan.
Mr. Kramer seconded the motion. Motion passes.

3. Cameron Way – Middlebrook Investments – 19-14A

Mr. Rob Davis of InSite engineering was present.
Mr. Davis presented plans.
Mr. Moitozo asked if there were any questions. There were none.
Mr. Costa made a motion to endorse the plan.
Mr. Kramer seconded the motion. Motion passes.

New Business

1. The Preserve II – Covenant

Mr. Moitozo explained the covenant.

Mr. Kramer made a motion to approve the covenant.

Mr. Costa seconded the motion. Motion passes.

Public Hearings

1. 90 Pond Street – Rehoboth Renewables – 19-01 Solar, 19-03SPA & 19-04 GWSP

Mr. Steve Gioiosa of Sitec Engineering was present.

Mr. Gioiosa gave an update to the board. Asked about the site walk.

Mr. Ennis explained the Gravel Committee's request that no gravel be removed from the site.

Mr. Moitozo explained how there is usually one pole on site and then the rest go underground.

Mr. Gioiosa asked if there was any leeway.

Mr. Kramer explained that with lack of traffic and tree cover the poles may be able to be hidden from view.

Mr. Bertozzi explained that the board doesn't want residents to see the poles.

Mr. Moitozo explained that Willmarth Bridge Road entry could be moved to accommodate existing large trees, also suggested creating a berm out of existing material on site for visual screening.

Mr. Bertozzi explained the benefit of a berm.

Mr. Kramer asked the board and the applicant if he could communicate with the landscape architect directly?

Mr. Costa made a motion to allow said communication.

Mr. Ennis seconded the motion. Motion passes.

Ms. Laura Samsell of 66 Danforth Street was present.

Ms. Samsell asked about rare species on site.

Mr. Roach explained the process that the applicant went through with the Conservation Commission and Natural Heritage.

Mr. Gioiosa explained the process further.

Mr. Nathan Fournier of 54 Pond Street was present.

Mr. Fournier asked about specific trees that will be used for screening.

Mr. Kramer explained that they will mostly be Spruce, which will provide instant screening.

2. Reynolds Ave – National Grid – 19-04SPA & 19-01 PEU

Mr. Costa made a motion to open the public hearing.

Mr. Ennis seconded the motion.

Roll call vote. All replied "Aye"

Mr. Josh Lee Smith of Bowditch & Dewey, LLP was present.

Mr. Smith presented plans.

Mr. Moitozo asked about height of equipment and what will be ground mounted.

Mr. Smith explained.

Mr. Costa asked about connection to the high-tension wires.

Mr. Dan Macintyre of National Grid was present.

Mr. Macintyre explained how substation will tie into the wires, explained that it will improve the reliability of Rehoboth.

Mr. Joe Ferreira of Maynar Lane in Dighton was present.

Mr. Ferreira explained concerns with electromagnetic fields, ambient noise, and negative effects on the neighborhood. He wants studies done in regards to the electromagnetic fields of the substation.

Mr. Bertozzi had discussion if the applicant needs to do studies in Rehoboth specifically.

Mr. Macintyre explained readings that National Grid had already done.

Mr. Jack Hermance of 75 Ash Street was present.

Mr. Hermance asked if there would be a net increase in power going to the substation.
Ms. Caitlyn Broderick a National Grid project manager was present.
Ms. Broderick explained that there will not be a net increase in power to the substation. Homes will just be supplied from a different point.
There was discussion of health impact, noise level, and available studies in relation to electromagnetic fields and substations.
Ms. Samsell had questions regarding firefighter access.
Mr. Macintyre explained that firefighters typically have to wait for a National Grid representative to escort them onto the property. The Fire Chief would contact the Town Planner with his comments.
There was further discussion of the project, National Grid will supply the town with studies that relate to this situation.
Mr. Bertozzi made a motion to send the project to Fuss & O'Neil for peer review.
Mr. Ennis seconded the motion. Motion passes.
Mr. Macintyre stated they will send health, capacity, and noise reports.
Mr. Ennis made a motion to discuss 582 Winthrop Street.
Mr. Kramer seconded the motion. Motion passes.

New Business

2. Geisser – 582 Winthrop Street - Discussion

Mr. Dennis Geisser owner of 582 Winthrop Street was present.
Mr. Geisser explained what was paved and why it was done in that manner.
The board discussed the work that was done.
Mr. Ennis made a motion to add the Conservation Commission plan to the file as an as-built plan.
Mr. Costa seconded the motion. Motion passes.

Public Hearings

3. By-Law Changes – Groundwater Special Permit

There was discussion of changes made by counsel and what uses are allowed by right, by special permit, and prohibited.
Mr. Ted Ballard & Mr. Jack Hermance were present.
Both presented their opinions.
Mr. Bertozzi made a motion that the bylaw should be on the warrant article that includes the expansion and administrative changes.
Mr. Kramer seconded the motion. Motion passes.

Minutes

1. October 16, 2019

Minutes were tables until a future meeting.

Invoices

1. Fuss & O'Neil - \$4466.50 – Heritage Plaza & The Preserve II

Mr. Ennis made a motion to pay the above-named invoice.
Mr. Costa seconded the motion. Motion passes.

New Business

3. Marijuana Special Permit Fee - Discussion

Mr. Ennis made a motion that the Marijuana Special Permit fee should be \$500.00 plus \$0.50 per square foot of principal use.
Mr. Costa seconded the motion. Motion passes.

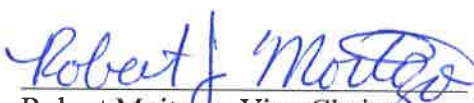
Adjournment

Mr. Costa made a motion to adjourn at 10:34 pm
Mr. Kramer seconded the motion. Motion passed.

Respectfully Submitted



Christopher Cooper, Chairman



Robert Moitozo, Vice-Chairman